

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- **\*\*\*FREEHOLD ON COMPLETION\*\*\***
- Three bedroomed (potential four) semi detached home
- Well-appointed family bathroom
- Spacious lounge with bow window
- Open fitted breakfast kitchen through dining area
- Converted garage offering bedroom/family area
- Multivehicular drive to fore
- Private and mature rear garden
- Excellent position close to amenities
- Walking distance to well-regarded schools



***PRESTON AVENUE, NEW HALL, B76 1NZ - OFFERS IN THE REGION OF £360,000***

**\*\*\*FREEHOLD UPON COMPLETION\*\*\*** Offered for sale is this well-proportioned & thoughtfully extended, three-bedroomed, semi-detached family home ideally positioned within the highly sought-after New Hall Estate. Situated just a short stroll from the picturesque & expansive New Hall Valley Nature Reserve, the property enjoys a peaceful residential setting with the benefit of excellent local amenities & transport links close at hand. This delightful home has been enhanced through a side garage conversion, offering generous living accommodation suitable for a variety of family needs. Located within walking distance of highly-regarded schools for all age groups & benefiting from regular public transport services, the home provides easy access to surrounding centres including Sutton Coldfield, Walmley, & Birmingham. Everyday essentials, leisure facilities, & scenic green spaces are all conveniently accessible, making this property an excellent choice for families & professionals alike. The home benefits from gas central heating & PVC double glazing (both where specified), ensuring a warm & energy-efficient environment throughout. Internally, the property briefly comprises an inviting entrance hall, a bright & spacious family lounge with a bow window to the fore, & a well-equipped breakfast kitchen ideal for casual dining & entertaining. The former garage has been converted to provide a highly versatile space, currently utilised as a bedroom but equally suited as a home office or family room. To the first floor, three well-sized bedrooms offer comfortable sleeping arrangements for families or professionals alike, all of which are serviced by a modern family bathroom. Externally, the property features a smart block-paved driveway to the front, offering ample off-road parking. To the rear, a paved patio area leads to a neatly maintained lawn complemented by mature shrubs that provide both privacy & a pleasant outlook. Internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a multi vehicular block paved drive with lawn to side, access is gained into the accommodation via a PVC double glazed obscure door into:

**ENTRANCE HALL:**

Stairs off to first floor, doors to a converted garage space offering bedroom and into:

**FAMILY LOUNGE: 15'02 x 11'09:**

PVC double glazed bow window to fore, space for complete lounge suite, gas coal-effect fire set upon a granite hearth having matching surround and timber period mantel over, radiator, door back to entrance hall and door opens to:

**FITTED BREAKFAST KITCHEN / DINING SPACE: 15'00 x 10'07:**

PVC double glazed windows to rear, having a PVC double glazed door to side, matching wall and base units with integrated oven and recesses for washing machine, dryer and free-standing fridge / freezer, roll edged work surface with stainless steel sink drainer unit and four ring gas hob having extractor canopy over, tiled splashbacks, space for dining table and chairs, radiator, door back to lounge and door to under stairs pantry / storage area.

**BEDROOM FOUR / FAMILY AREA: 17'01 x 8'01:**

PVC double glazed windows to fore, having a PVC double glazed door opening to rear, space for double bed or family suite, radiator, door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:**

PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

**BEDROOM ONE: 14'02 x 8'05:**

PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to landing.

**BEDROOM TWO: 11'09 x 8'05:**

PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

**BEDROOM THREE: 9'10 x 6'07 max:**

PVC double glazed window to fore, radiator, fitted wardrobes, door back to landing.

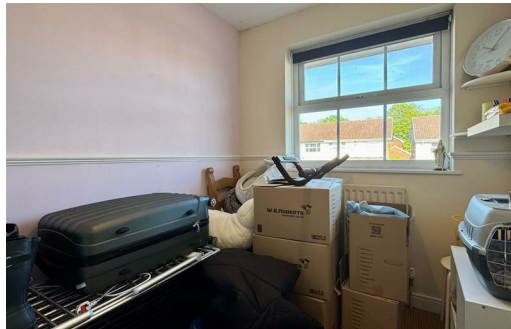
**FAMILY BATHROOM:**

PVC double glazed obscure window to rear, suite comprising bath with splash screen door to side, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:**

A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes, together with timber lined perimeters privatise the accommodation with access being given back into the home via doors to kitchen and bedroom four / family room.







**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

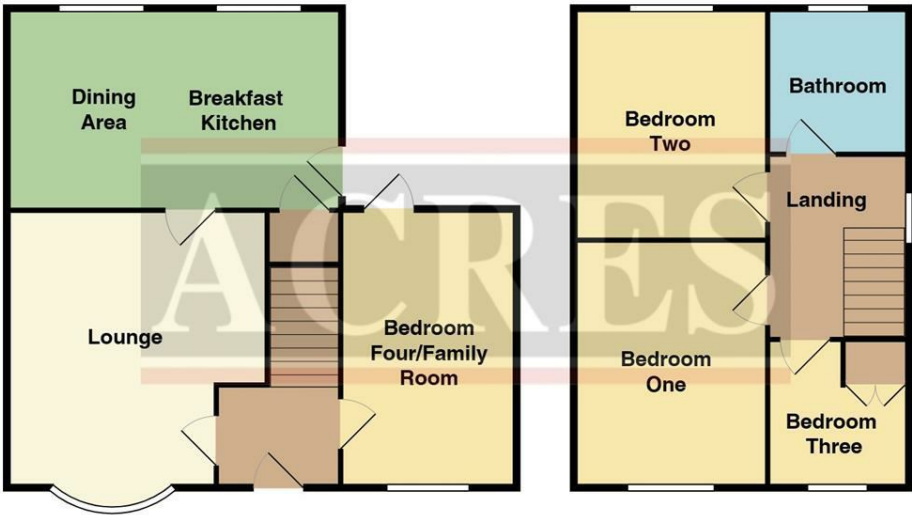
**COUNCIL TAX :** D

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Preston Avenue, Sutton Coldfield, B76 1NZ



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.